

PADRE ISLES PROPERTY
OWNERS ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
SEPTEMBER 26, 2017
ISLAND PRESBYTERIAN CHURCH
14030 Fortuna Bay Drive
Corpus Christi, Texas 78418

BOARD MEMBERS IN ATTENDANCE: D. Brent Moore, Darrell Scanlan, Leslie Hess, John Sharlow, Carter Tate, Nancy Tressa, and Marvin L. Jones.

President Moore called the meeting to order at 5:30 PM

Jack Sharlow led the Pledge of Allegiance.

Conflict of Interest Statement – There were none.

Public Comment:

Marta Sprout felt the Board did not do diligence before creating the MMD since we learned that under the current law, it would not qualify for FEMA funds and it needed to be corrected.

Jo Allsop said she believed there was a conflict of interest to have John Bell as the Association's attorney since he is a resident. She also felt that he was not a litigator and that the PIPOA should be suing Grande right now in order for them to pay for the Primavera bulkhead failure. She also felt the Board lacked civility.

Pete Allsop questions how the money is being spent and felt there should be a forensic audit.

Richard Vogler talked about the coyotes and the fact that his cat has been taken by a coyote.

Kim McGuire thanked the police officers for their service. He said he was frustrated and disgusted with all the conflicts of interest. He felt the Board was disgusting and despicable.

Joe Minervini was concerned the fire hydrant did not work when the Cruiser tri-plex burned during the hurricane. He asked if the PIPOA could do something about getting a pumper truck that could pump water out of the canals to fight fires.

Brian Hausknecht talked about sending letters to TxDOT about the conflict of interest of the Board president and letters to the TxAttorney General also about the conflict of interest of this Board.

Presentations:

Carter Tate spoke about the Coyote problem. Unfortunately, Mr. Sandifer could not make the meeting so Carter explained what he had learned from talking with the Tx Parks and Wildlife folks as well as Mr. Sandifer and Mr. Sikes who have spent a great deal of time on the coyote issue. Basically, residents need to not leave dog food or other animal food outside and don't leave pets unattended. If you see a coyote, hazing, i.e. making noise and waving your arms is a good way to scare the coyotes away.

John Bell provided the background and history on the MMD. The directors of the MMD are appointed by the City Council after the PIPOA makes the recommendations. We are currently looking at possibly amending the Texas law to include the canals in addition to the bulkheads. There is a problem in that our covenants do not allow the transfer of common areas to a non-taxing entity. The way the City and Chairman Hunter wanted the MMD set up was to not allow it to be a taxing entity. The MMD statute has

very defined actions that a community has to go thru in order for the MMD to asses a tax, but it was not allowed in the current Padre Island MMD. The MMD; however, would qualify for low interest federal loans in the event of a major loss to our bulkheads.

William Goldston reported that Tom Rodino that Tom lives in Rockport and his house was damaged, but he is now back in his house. William expected the first report by the end of the week.

Craig Thompson from Hanson Naismith reported that a complete set of plans for Billish Park will be read to send to the City by Monday at the latest. William advised Marvin Jones that he had received the maintenance numbers and would send them to the Board the next day.

William Goldston reported there was a Primavera site visit on September 18, that all panels were poured and that the CCC Group would be on site October 16. Brent indicated that CCC Group might be able to set some of the channel markers which were taken out by the hurricane.

William also reported that he had been to the Hanson office to look at the GIS report and that an updated report for Task I should be sent to us this week.

Consent Agenda

The minutes for August 22, 2017, were considered and it was noted that one of the member speakers was not listed. Carter moved to add the Ron Jeffers comments regarding ComputIntegration to the minutes and to also add the letter and attachments which John Paul Charlton sent as a rebuttal to Mr. Jeffers' comments to the minutes for the September meeting, Darrell seconded the motion and it passed unanimously.

Committee Reports

Leslie reported on the work of the Compliance Advisory Committee. She reported the compliance@pipoa.net email on our website is not working and it needs to be fixed!

She said the committee reworked the three notification letters and asked for Board approval of the new letters. Carter move to accept the new letter language, Nancy seconded the motion and it passed unanimously.

Linda Sharlow reported on the ACC activities. She said had approved 10 house plans that morning so building continues. She asked for the Board to consider the parking guidelines which the ACC had adopted last year after spending a few months in discussion and thought. She also asked that the standards clarifications the ACC committee asked for earlier this year be approved. John Bell is going to work on making those corrections and Brent asked the compliance advisory to look at the parking guidelines. There was a discussion about the building sites and whether enough was being done to get builders to clean up their sites and if fines were being issued. There was some discussion about stricter building requirements since some of the storm damage appears to be from bad construction or construction not done to engineering or code requirements. Brent said in order for structures to be insured by windstorm, each of them need at WPI8 certificate which some of our residents are now finding they do not have.

Stan Hulse asked to be taken out of order as he had a 7:30 appointment. He is the PIPOA representative appointed to the Island Strategic Action Committee (ISAC). He said there was no action taken at the September meeting, but there were various reports including one on the damage to the Packery Channel. He also indicated that hearing the Member Comment about the need for a pumper truck for the fire department out here was something he was going to have added to their October agenda.

Nancy Tressa reported on the Canals & Waterways Committee meeting. They are down to 3 members so they are looking for new volunteers. Nita said she observed No Wake signs were down and that some of the channel markers were gone.

By-laws, Policies and Procedures Committee. – Marvin Jones said he had not heard from any of the Board members regarding the re-write of the Policy and Procedure Manual. There was then a discussion about the recommendations Carter had presented at the last meeting. It was agreed that a draft of the meeting minutes would be on the website within 4 business days after the Board meeting. There was a discussion regarding term limits and most Board members felt the idea was a good one but the number needed to be worked on and that input from Member residents would be sought by using the Facebook page, our web page and an article in the MOON. The Board also agreed that an annual review and adoption of amendments to the Policy & Procedure Manual should be done after each Board election, at the Board meeting held on the 4 Tuesday of March. The change in office hours will be reviewed by the new Executive Director.

Executive Coordinator Report

Maybeth reported on the two board conferences which were held. The first one on August 29, 2017, was an emergency conference to discuss and develop plans to start the clean up of the damage from Hurricane Harvey. The actions taken at the conference are attached to these minutes as a part of the minutes for this meeting. The conference on September 18, 2017, was a status report on what had been done so far and those minutes are attached to the minutes of this meeting. She reported that our compliance inspector was not currently doing any compliance inspections but instead was working on the clean-up and identifying problems that needed to be reported to the City, TxDOT and AEP as well as documenting the various washouts. Maybeth said we had many calls from residents about washouts, but they were not as a result of screen failure, but as a result of the waves coming over the tops and washing away the sand under houses and in yards. The Board agreed that the PIPOA is not responsible for replacing that sand or anything behind the bulkhead.

Maybeth also provided a brief recap of what the problem was regarding the house at 13937 Skysail and what the City had and had not done. As of today, we have had 27 dumpsters filled and removed for debris clean-up. We are down to just 2 ramps with dumpsters and the final area is being worked on this week. Expenses so far are about \$70,000, but not all bills are in and a major expense will be the repairs to the Cobo De Bara boat ramp which sustained major damage.

Treasurer's Report – Nancy asked about the high legal fees. John Bell explained that he does not charge for his attendance at annual meetings and he charges half of his hourly fee for attending the Board meetings. He did not charge for any of his time for responding to the various essays that appeared in the MOON and has not charged for some other items. The reports were accepted as presented.

Recurring Business:

Building remodel – on hold

IT Systems update – The new Executive Director will be making those recommendations.

John Bell said he had already done the transfer of many of our old records on to a thumb drive and has more documents for his clerk to do when he is out of the office.

New Business:

New canal connection – Carter moved that John Bell prepare a letter to the City in support of the connection subject to the City approving a development agreement. Leslie seconded the motion and it passed unanimously.

Becky Perrin, the new Executive Director was introduced.

Announcement of the good-bye Maybeth and hello Becky wine and cheese reception which will be held Friday, September 29 at the Briscoe King Pavillion in Padre Balli Park from 5 to 7 PM.

The Board then recessed to go into Executive Session. Brent advised residents that no votes were expected as a result of the Executive Session.

The meeting adjourned at 9:15 pm.

Respectfully submitted, Darrell Scanlan, Secretary